

**0.964 ACRE
SPRINGFIELD TOWNSHIP
MUSKINGUM COUNTY, OHIO**

Situate in the State of Ohio, Muskingum County, Springfield Township, lying in the Southeast Quarter of Section 13, Township 16, Range 14 and being 0.964 acre of that 17.95 acre tract as conveyed to 2200 Maysville Pike Ltd. recorded in Deed Volume 1560, Page 640, (all records herein are from the Recorder's Office, Muskingum County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the easterly line of a 50 foot right-of-way to Conrail and the southerly limited access right-of-way of State Route 719;

Thence the following two (2) courses and distances along said southerly limited access right-of-way line;

1. North $88^{\circ} 01' 10''$ East, a distance of 149.32 feet, to an iron pin found;
2. North $71^{\circ} 52' 17''$ East, a distance of 18.16 feet, to an iron pin set;

Thence South $20^{\circ} 24' 01''$ East, a distance of 180.04 feet, crossing said 17.95 acre tract, to an iron pin set on a curve on the northerly right-of-way line of June Parkway, as dedicated in Plat Book 18, Pages 37 and 38;

Thence the following three (3) courses and distances along said northerly right-of-way line of June Parkway;

1. Along a curve to the right, said curve having a Central Angle of $13^{\circ} 17' 15''$, a Radius of 175.00 feet, an Arc Length of 40.58 feet, a Chord Bearing North $86^{\circ} 55' 20''$ West and a Chord Distance of 40.49 feet, to an iron pin found at a point of reverse curvature;
2. Along a curve to the left, said curve having a Central Angle of $78^{\circ} 44' 25''$, a Radius of 225.00 feet, an Arc Length of 309.21 feet, a Chord Bearing South $60^{\circ} 21' 06''$ West and a Chord Distance of 285.45 feet, to an iron pin found;
3. North $69^{\circ} 01' 07''$ West, a distance of 15.58 feet, to an iron pin found on the easterly line of said 50 foot right-of-way to Conrail;

Thence North $14^{\circ} 12' 54''$ East, a distance of 300.59 feet, along said easterly line of said Conrail tract, to the **POINT OF BEGINNING**, containing 0.964 acre, more or less, subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the June Parkway Right-of-Way Dedication Plat, Plat Book 18, Pages 37 and 38, records of the Recorder's Office, Muskingum County, Ohio as being North $39^{\circ} 16' 30''$ East.

This description prepared from a boundary survey by ADR & Associates, Ltd. Newark, Ohio in November, 2000.

All iron pins set are 5/8" rebar, 30 inches long with a yellow cap stamped "ADR".

PART OF PARCEL # 62-56-02-03-003



ADR & Associates, Ltd.

**OFFICE COPY
NOT RECORDABLE**
3/31/03
Robert J. Sands, PS Date
Reg. Surveyor No. S-8053

DESCRIPTION APPROVED
FOR RECORD TRANSFER

BY *[Signature]*
4-2-2003

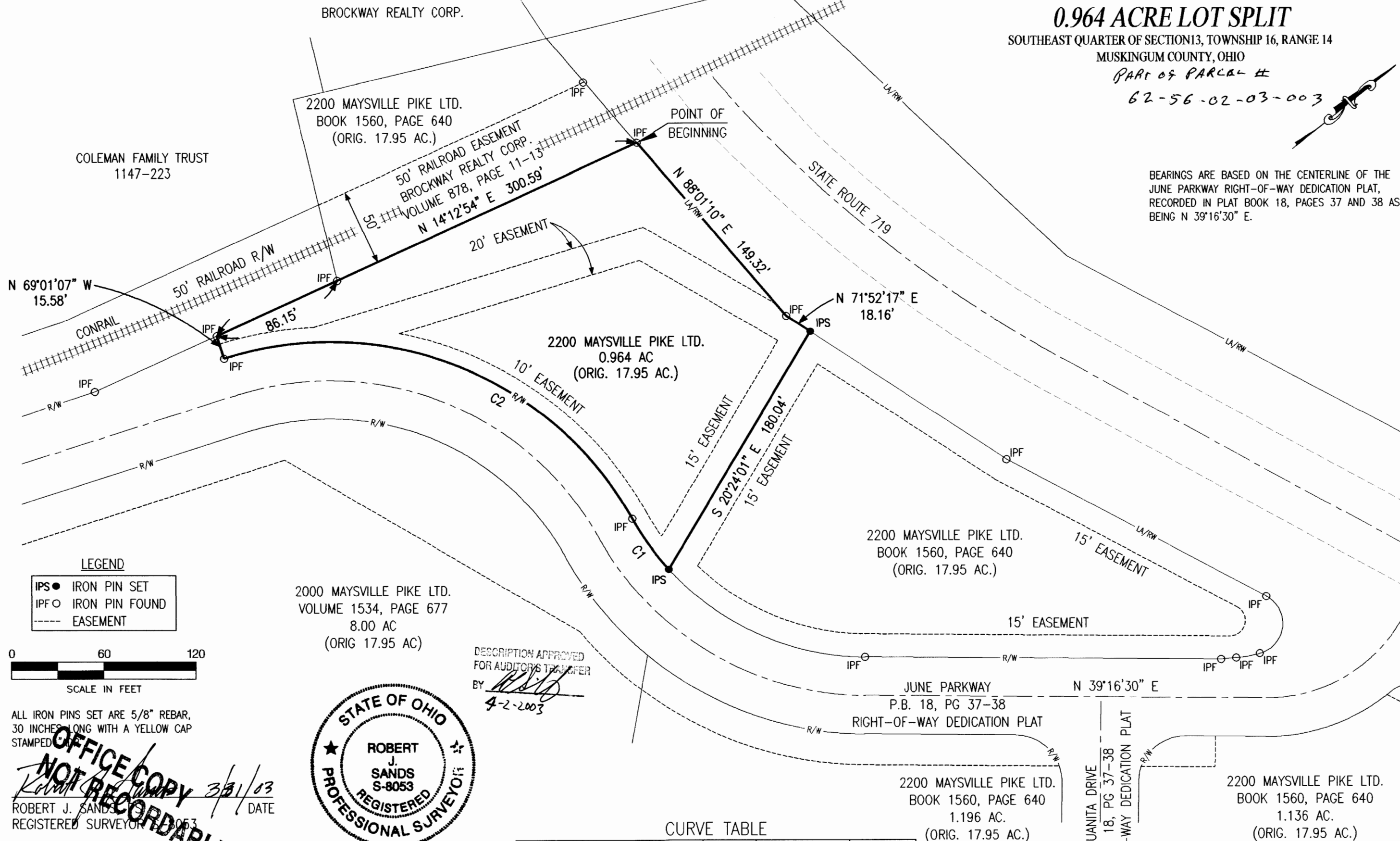
0.964 ACRE LOT SPLIT

SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 16, RANGE 14
MUSKINGUM COUNTY, OHIO

PART OF PARCEL #

62-56-02-03-003

BEARINGS ARE BASED ON THE CENTERLINE OF THE
JUNE PARKWAY RIGHT-OF-WAY DEDICATION PLAT,
RECORDED IN PLAT BOOK 18, PAGES 37 AND 38 AS
BEING N 39°16'30" E.



LEGEND

- IPS ● IRON PIN SET
- IPF ○ IRON PIN FOUND
- EASEMENT

0 60 120

SCALE IN FEET

ALL IRON PINS SET ARE 5/8" REBAR,
30 INCHES LONG WITH A YELLOW CAP
STAMPED

OFFICE COPY
NOT RECORDABLE
3/31/03
ROBERT J. SANDS
REGISTERED SURVEYOR S-8053
DATE

2000 MAYSVILLE PIKE LTD.
VOLUME 1534, PAGE 677
8.00 AC
(ORIG 17.95 AC)



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
4-2-2003

CURVE TABLE

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	13°17'15"	175.00'	40.58'	N 86°55'20" W	40.49'
C2	78°44'25"	225.00'	309.21'	S 60°21'06" W	285.45'

ADR & ASSOCIATES, LTD.

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